Rosetta

Site Address
Vill & P.O – Kadampukur P.S – Techno City (Newtown), North
24 Parganas, Kolkata – 700135 (Near Aliah University)

95099 50950 | enquiries@banyantreegroup.in | www.banyantreegroup.in

Developed by

The Banyan Tree Group
TRUST QUALITY CARE

Earthwork Nirman Pvt. Ltd
A Banyan Tree Group Company

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Kolkata - 700091

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3D Visuals & Design: **SKYLARK STUDIO**
www.skylarkstudio.co.in

Legal Consultant
SINHA AND COMPANY ADVOCATES
SInha & Company

Architect
Raj Agarwal & Associate

Structural Consultant
Adroit Consultant
Adroit Consultant

Finance Consultant
Debasis Guha
&
Assoiate

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The Banyan Tree Group
TRUST QUALITY CARE

Rosetta

a higher quality of living
that comes with affordability



Welcome to Rosetta

Nestled in the lap of nature and resonating with the tranquillity of quietude, Rosetta presents to you the unparalleled amalgamation of green living and aesthetic extravaganza. Located at the hub of the New Town and away from the urban hullabaloo, Rosetta takes the concept of urban living to a unique dimension. Rosetta in other words is your one – stop destination when it comes to a comfort living.

Higher quality of living which comes with affordability

Featuring G- plus 10 sprawling luxury apartments it offers you an incredible living experience with a difference. For some apartments it has triple height balconies. Rosetta fills you up with a sense of aristocratic charm rarely experienced before.





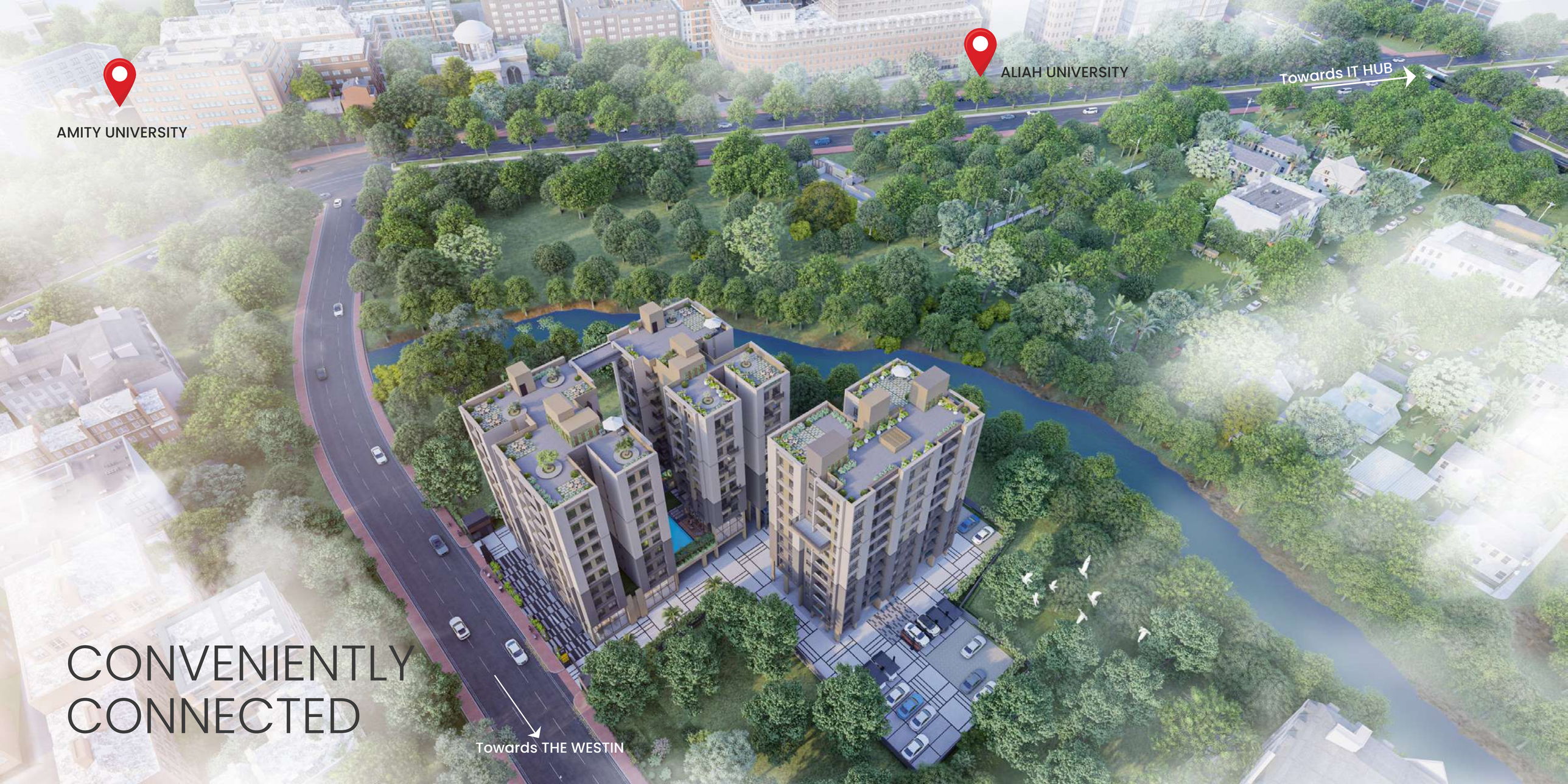
Easy & Accessible location

Rosetta is located in the heart of the New Town with the smart city being spread across 8,700 acres. With quick access to Sector V and Airport, New town has an effortless connectivity through the 6th lane Rajarhat Expressway, NH – 34 and EM Bypass.



Distances of Rosetta from

- Dum Dum Airport–10.7 km
- The Westin-1.6 km
- City Centre New Town–7.5 km
- Nicco Park–9.3 km
- Eco Park–2.1 km
- Axis Mall–4.6 km
- DPS New Town–2.9 km
- Central–4.5 km
- Novotel–4.5 km
- Tata Medical Centre–2.3 km
- Ohio Hospital–2.3 km
- Bhagirathi Neotia Woman & Child Care Centre (BNWCCC) New Town–2.5 km
- TCS (Gitanjali Park)–0.8 km
- The New Town School–3.2 km
- St. Xavier's University Campus–4.4 km
- Biswa Bangla Gate–2.9 km
- TCS IT Park- 9.3 km
- St. Xavier's University- 5 km



CONVENIENTLY CONNECTED


Savour the luxuries of an
URBAN LIFESTYLE


Perfected for your
LEISURE EVENINGS

Cosmic harmony with nature



Party Lawn

Rosetta promotes a smart way of living. The apartments are designed in a such a way the crimson rays of the sun entering your bedrooms and the caresses of the south wind add sublime magic to your day while the serenity of the lawn and greenery nearby makes you feel a cosmic harmony with nature.

Contemporary way of living



Each apartment features a dedicated balcony which lets you bring a slice of nature inside and indulge in a healthy living. Amidst lavish amenities one can also enjoy the worldly pleasures of swimming Pool, Gym, Games Room, Play Room, Open Terrace, Showrooms, 24 Hours Power Backup and Multi-Level Car Parking. For proper security it also ensures that every corner is empowered by CCTV cameras.

Gymnasium



Games Room



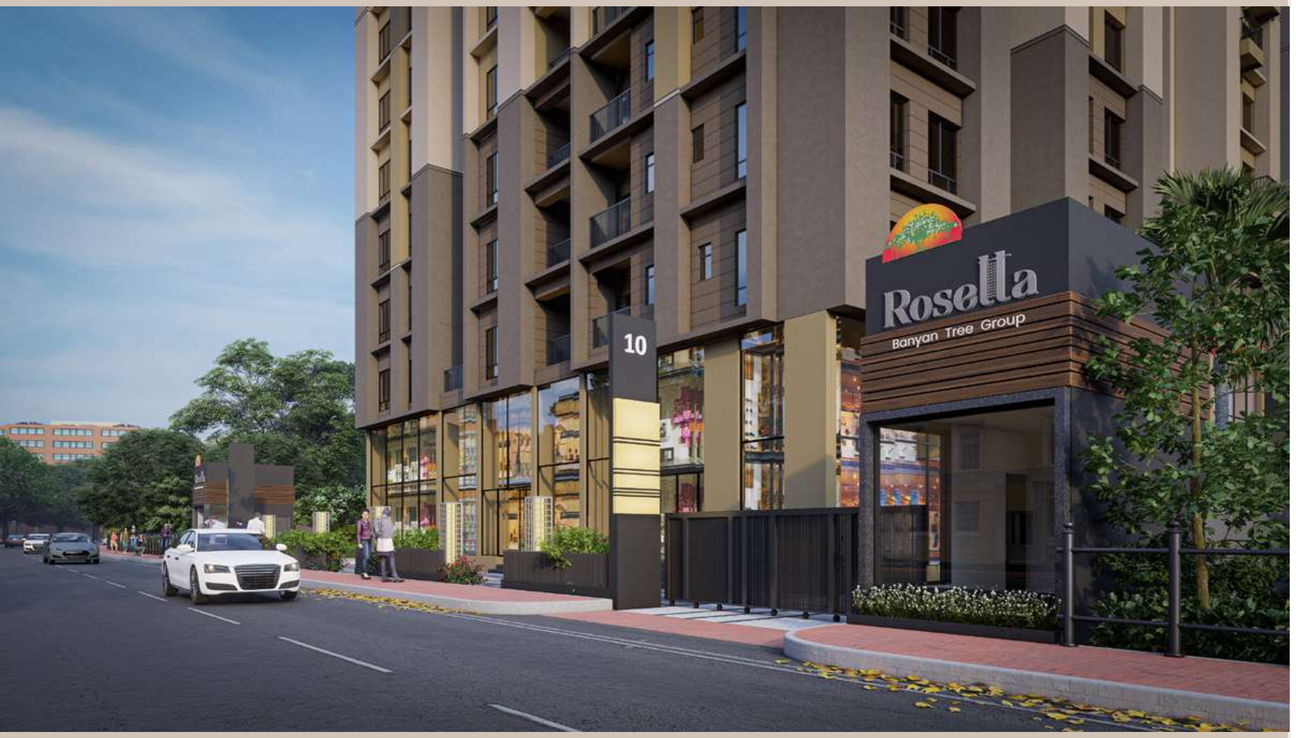
Playroom / Community Hall



Open Terrace



Showrooms



24 Hrs Power Backup

Multi-Level Car Parking

CCTV Cameras

24x7 Security

And More...

Master Plan



Planned To Perfection

1. ENTRY / EXIT GATE
2. COMMERCIAL PLAZA
3. OPEN AIR CAR PARKING
4. MULTI LEVEL CAR PARKING
5. ENTRANCE DROP OFF
6. FEATURE SCREEN WITH SEATING
7. STRATEGIC VEGETATIONS
8. INFINITY SWIMMING POOL
9. POOL DECK
10. OUTDOOR LOUNGE
11. SEATING CUM PLANTER
12. POOL PLAZA
13. MULTI PURPOSE OUTDOOR LAWN
14. SERVICE AREA

Site Plan



Unit Details

BLOCK 1								
TYPE	FLAT TYPE	CARPET	BALCONY	BUILT-UP	S.B.U	Additional terrace at 2st floor	Additional terrace at 3rd,6th,9th floor	Additional terrace at 4th,7th,10th floor
A	2 BHK	595	30	699	930	122	35	
B	2 BHK	595	30	693	922	122		
C	1 BHK	340	34	425	565	87		
D	2 BHK	607	33	709	943	175		
E	2 BHK	556	56	688	915		27	36

BLOCK 2									
TYPE	FLAT TYPE	CARPET	BALCONY	BUILT-UP	S.B.U	Additional terrace at 1st floor	Additional terrace at 3rd,6th,9th floor	Additional terrace at 4th,7th,10th floor	Additional terrace at 5th & 8th floor
A	2 BHK	595	30	699	930		35	27	24
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B	1 BHK	338	33	423	563				
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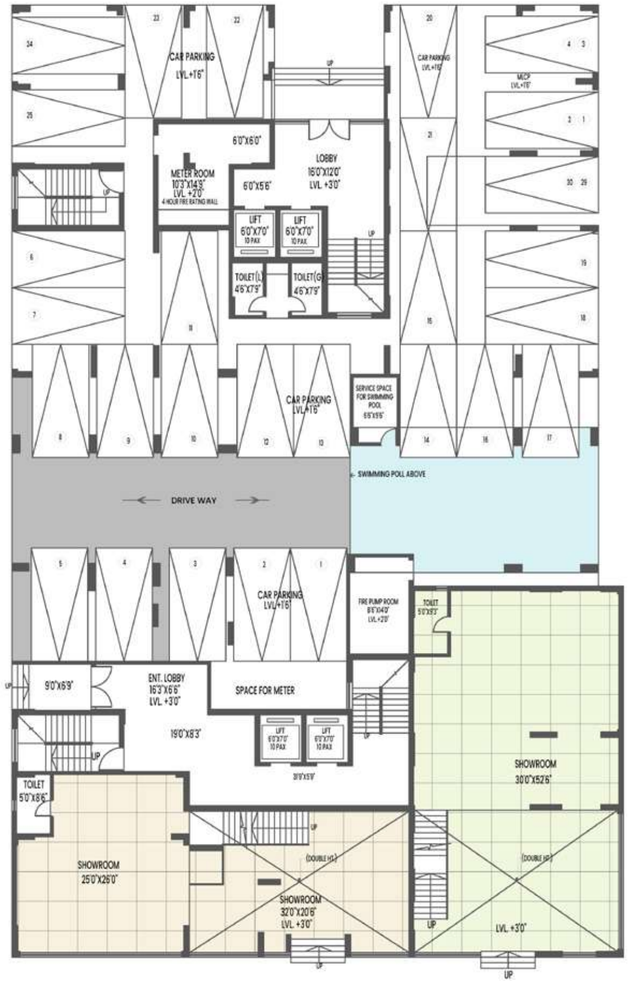
D	1 BHK	338	33	420	558				
E	1 BHK	338	33	423	563				
F	3 BHK	804	35	929	1236		25	38	33

All units are in sq.ft.

Block- 1 & 2
Ground Floor



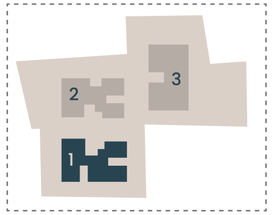
Block- 1 & 2
First Floor



Block- 1

Typical





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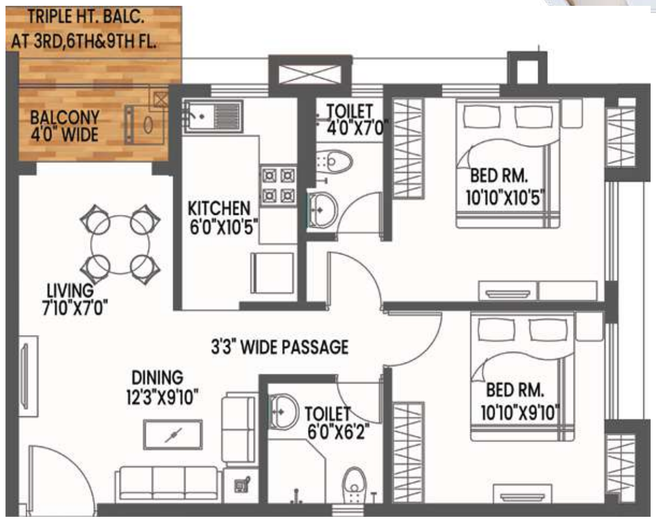
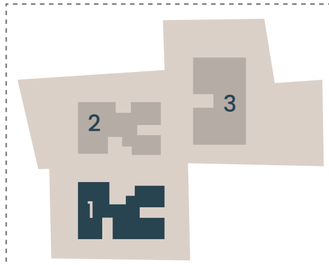
Block 1







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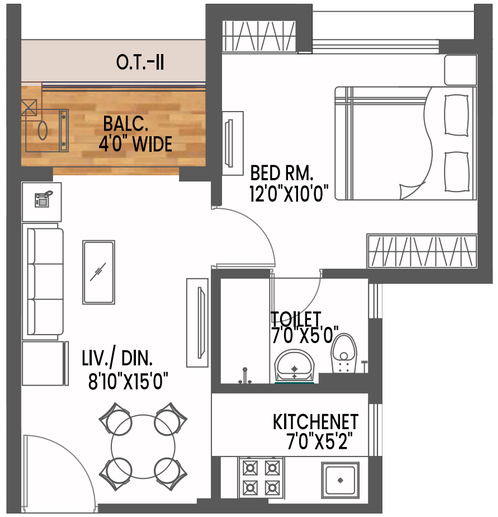
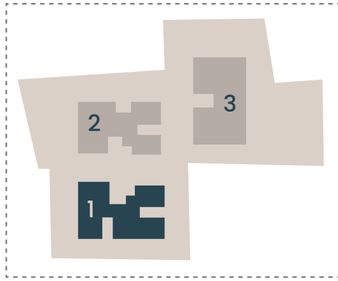
Flat A & B

Block 1





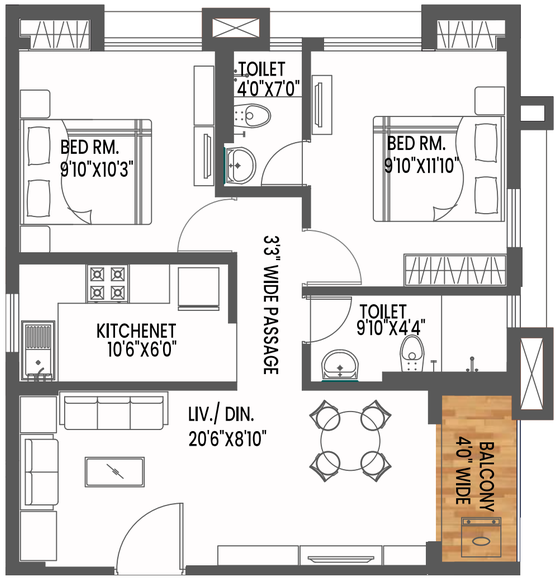


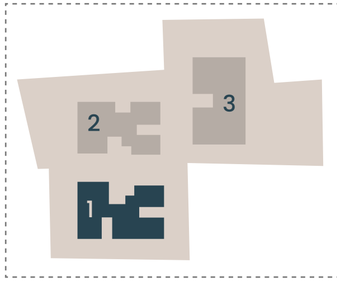
TYPE	FLAT TYPE	CARPET	BALCONY	BUILT-UP	S.B.U	Additional terrace at 2st floor
C	1 BHK	340	34	425	565	87

Flat C

Block 1





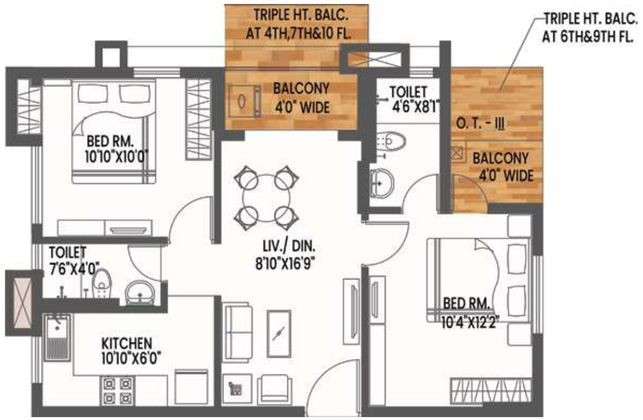


TYPE	FLAT TYPE	CARPET	BALCONY	BUILT-UP	S.B.U	Additional terrace at 2st floor
D	2 BHK	607	33	709	943	175

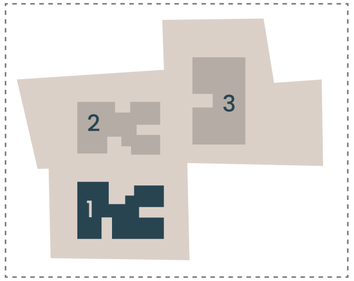
Flat D

Block 1





TYPE	FLAT TYPE	CARPET	BALCONY	BUILT-UP	S.B.U	Additional terrace at 2st floor	Additional terrace at 3rd,6th,9th floor
E	2 BHK	556	56	688	915		27

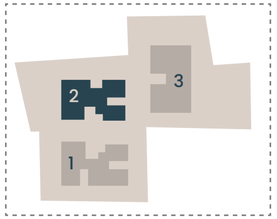


Flat E

Block- 2

Typical





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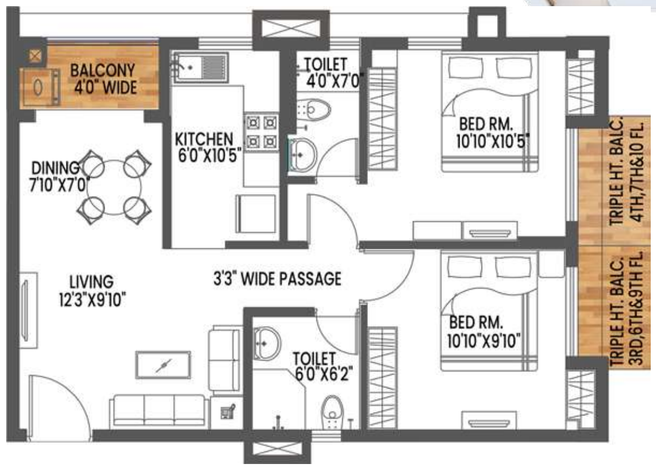
Block 2





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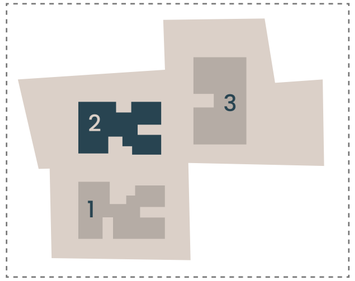
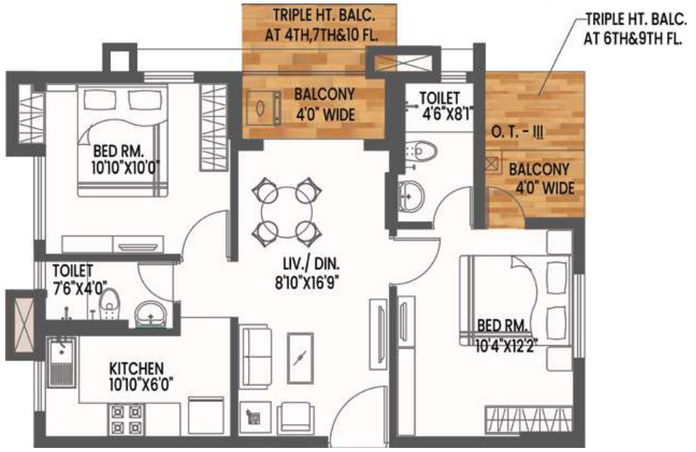


Flat A & D

Block 2





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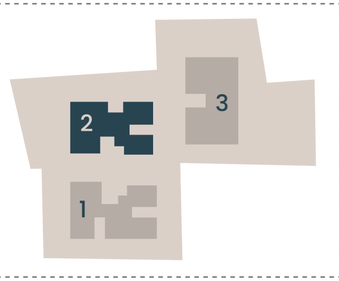
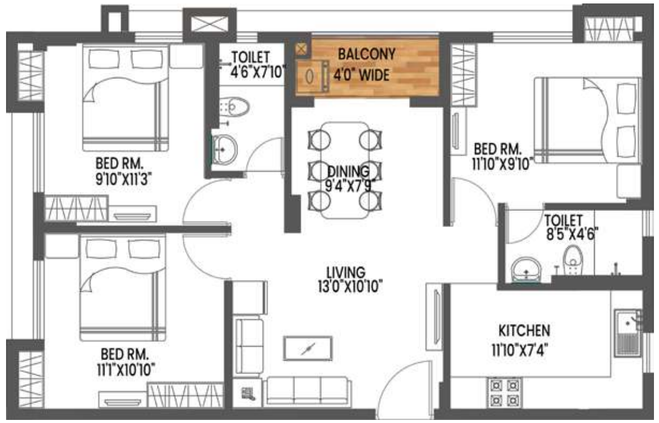


Flat B

Block 2





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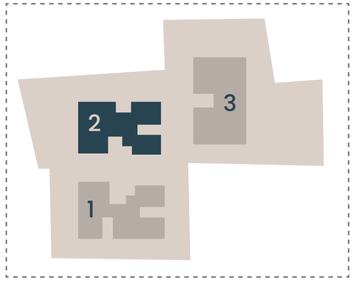
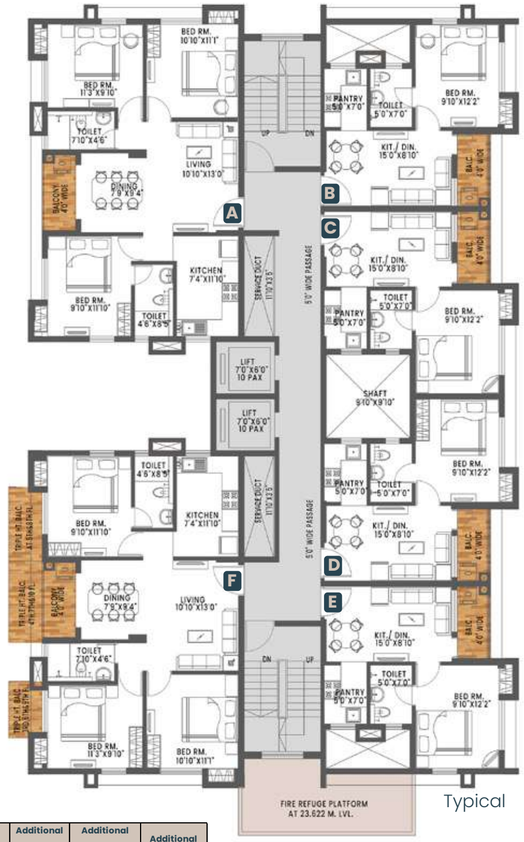


Flat C

Block- 3



First Floor



Typical

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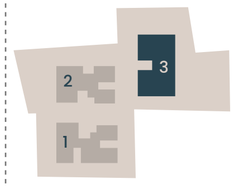
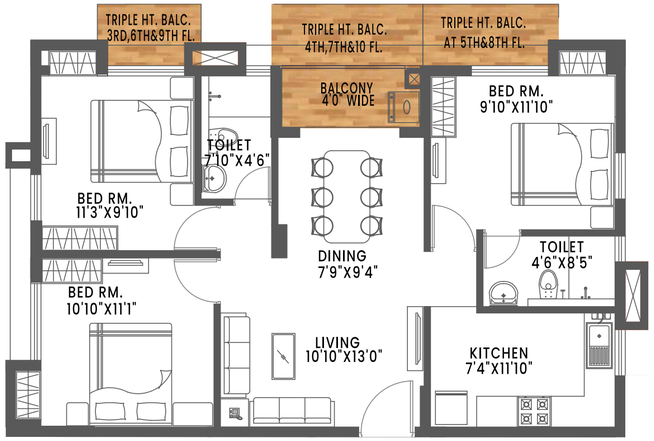
E	1 BHK	338	33	423	563				
F	3 BHK	804	35	929	1236		25	38	33



Block 3





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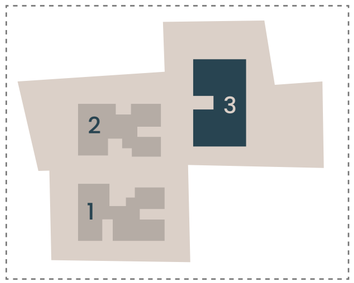
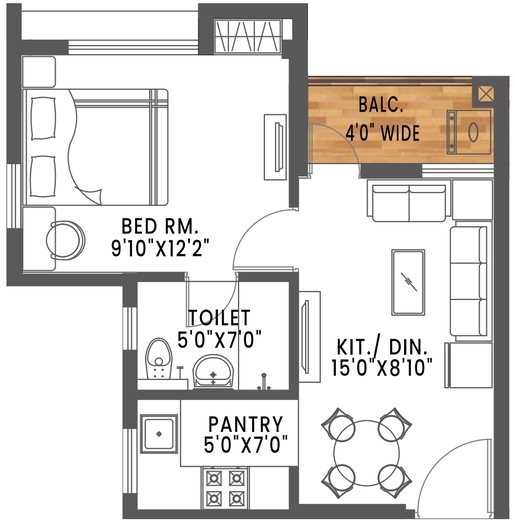


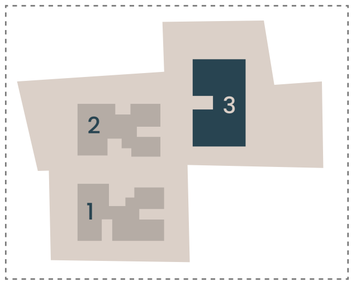
Flat A & F

Block 3



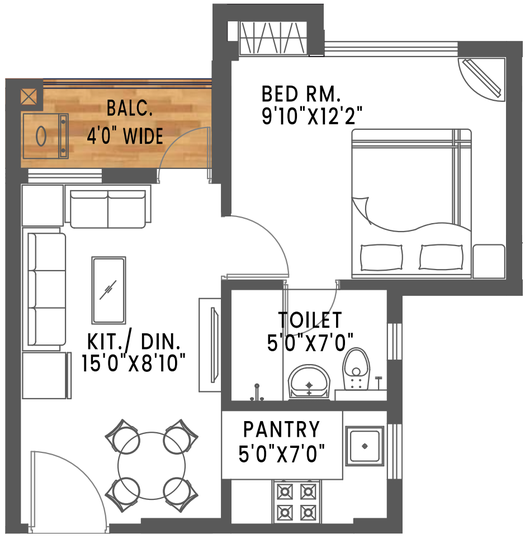
TYPE	FLAT TYPE	CARPET	BALCONY	BUILT-UP	S.B.U
B	1 BHK	338	33	423	563
E	1 BHK	338	33	423	563





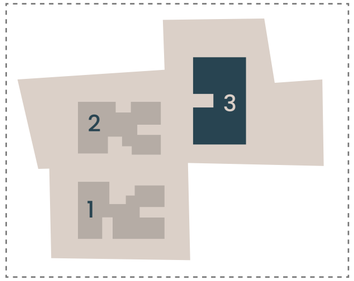
Flat B & E

Block 3





TYPE	FLAT TYPE	CARPET	BALCONY	BUILT-UP	S.B.U
C	1 BHK	338	33	420	558
D	1 BHK	338	33	420	558



Flat C & D

Room Interiors



Living Room

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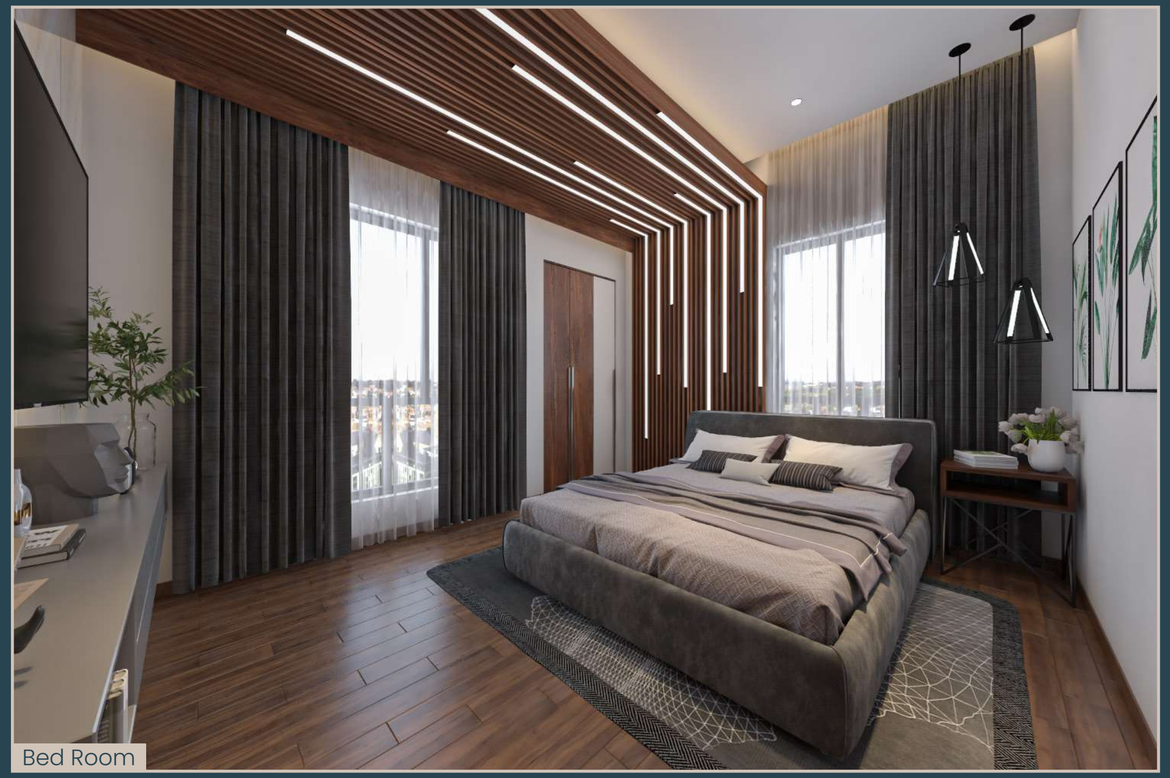

Bed Room



Bath Room



Kitchen

Technical Specifications

Structure

Earthquake resistant RCC structure, built using superior quality cement and rebars.

Flooring

Quality vitrified tiles of reputed make in the living room, bedrooms and balcony.

Staircase and Lobby

Stairs and floor lobbies in stone/tiles/marble.

Doors

Tough timber frames and solid core flush shutter
Entrance - laminated flush doors.
Entrance Door fittings - night latch with eyepiece and handle.
Internal bedrooms - flush door enamel painted with mortise lock.
Toilet - doors laminated inside and enamel painted outside.

Windows

Windows aluminium sliding/casement with fully glazed shutters.







Technical Specifications

Kitchen

Ceramic tiled floor with granite counter and stainless steel sink.
Dado of ceramic tiles upto 2 feet above the counter.
Electrical point for refrigerator, water filter, exhaust fan, microwave oven.



Toilet

Anti slide ceramic tiled floor.
Dado of ceramic tiles on the wall up to door heights.
White sanitary ware of a reputed make CP fittings of reputed make.
Electrical point for geyser.
Plumbing provision for hot/cold water lines.



Wall Finish

Interior - Plaster of Paris.
Exterior - High quality weather proof cement/textured paint.



Water Supply

24hrs water supply.

Telephone / Cable TV

Cable TV conduiting in living/dining and master bedroom.
Telephone line in living/dining.
Intercom network.



Power Back-Up

24x7 generator back-up for common area and services and in flats.*
24x7 generator back-up in flats.*
*At extra cost.



Lift

Lift of reputed make.



Electrical and Voice/ Data Points

Modular switches of reputed make.
AC point in master bedroom and provision for other bedrooms, living/dining.
Necessary electrical points with switches in all bedrooms. living/dining, kitchen and toilets.
Concealed copper wiring with central MCB of reputed make.

Fire

Modern fire fighting system.



Securiy

24hrs security network.
Common area surveillance with CCTV including ground floor lobby.

About Developer

The Banyan Tree Group
TRUST QUALITY CARE

Group Profile

We, at the Banyan Tree Group, have been delivering quality homes and commercial spaces ranging from 700 sq.ft. flats to 100000 sq.ft. hostels to our valued customers. The group has satisfied customers all over Kolkata; from VIP Road, New Town, Salt Lake to Southern Avenue and Gariahat. Some of our prominent project include Akash Niloy, Golders Green, Apollo Gleneagles Nursing College, Apollo Gleneagles Nurses Hostel, etc.

Ongoing Projects



Sunland Residency, - Phase II
Rajarhat



Sky Garden, Hatiara

Past Projects



Akash Niloy Housing Complex, Rajarhat



Mukul Shanti Garden, Rajarhat



Apollo Gleneagle Nursing College, Rajarhat



Banyan Tree Residency, Kankurgachi



Club Town Gateway (Co-Promoted), New Town



Golders Green Housing Complex, Kaikhali



Banyan Tree Resort, Lataguri



Guest House, Southern Avenue



The Banyan Tree Garden, Hatiara, Opp. City Center II



Banyan Tree Express Hotel, Laketown



The Banyan Tree Jeevandeep, Hatiara



Sunland Residency, Rajarhat

Upcoming Projects

- 4/5 Star Hotel at Digha, West Bengal (approx 1.5 lac sq. ft.)
- 1 Lac sq. ft. project at V.I.P Road, Kolkata
- Sky Garden Phase II